

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

\$499,990 - 347 33 Street, Edmonton

MLS® #E4420614

\$499,990

3 Bedroom, 2.50 Bathroom, 1,665 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Career 3- Storey 18, part of a new collection of modern homes designed for those who seek the perfect balance between work and family life. This home offers 3 finished levels of functional living space, maximizing every inch for comfort and convenience. Large, floor to ceiling windows on every floor flood the interior with natural light and provide a view from each level. The expansive second level outdoor lounge in perfect for relaxation or entertaining. Additional features include a double car rear attached garage, fencing and landscaping included, and **NO CONDO FEES. UNDER CONSTRUCTION.** *photos are virtually staged and from a separate home, colors and finishings may vary.*

Built in 2024

Essential Information

MLS® #	E4420614
Price	\$499,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	347 33 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 4th, 2025
Days on Market	38
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 1:17pm MDT